

Delegated Report		Analysis sheet		Expiry Date:		22/01/2019	
		N/A		Consultation Expiry Date:		06/01/2019	
Officer				Application Number			
Obote Hope				2018/4915/P			
Application Address				Drawing Numbers			
Flat D 41 Belsize Square London NW3 4HN				Refer to draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Replacement of sash window with French doors and installation of balustrade to the front elevation in association with use of porch roof as a terrace.							
Recommendation:		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	0	No. of objections	1
				No. electronic	1		
Summary of consultation responses:		Site notice displayed from 07 th of December to 31 st of December 2018 Press notice was advertised from 13 th of December to 31 st of December 2018. No comments, objections were received from neighbouring occupiers.					
CAAC/Local groups comments:		Belsize CAAC Object to the loss of the window and the installation of balustrade above the roof entrance porch.					
Site Description							
A substantial 4-storey plus attic semi-detached white stucco villa located on the north side of Belsize Square. Although not listed, the property has been identified as making a positive contribution to the character and appearance of the Belsize Conservation Area in which it is located. The property is sub-divided into 7 self-contained units.							
Relevant History							
2011/3410/P - Erection of a single storey glazed rear extension and replacement of sash window with French Doors at lower ground floor level on the rear elevation of four-storey property. Granted on 06/12/2011							
15405/R- Conversion of 41 Belsize Square, N.W.3. into 7 self-contained units. Granted on 09/07/1973							

Other relevant sites:

40 Belsize Square

G8/11/2/1293 - Conversion of 40 Belsize Square, Camden into 4 self-contained flats and erection of balconies at ground floor and first floor level on the front elevation. **Granted** on 07/01/1966.

46 Belsize Square

G7/18/5/18901 - The construction of dormer window in the roof to provide two additional rooms, and a terrace at the front. **Granted** on 28/08/1974.

47 Belsize Square

2013/1334/P - Conversion of 9 x self-contained studio units into 2 x two-bed and 1 x three-bed self-contained dwelling flats, to include alterations to front and rear dormer windows and front terrace, installation of 3 x roof-lights, 2 x window on flank elevation, installation of new balustrade above bay window at front first floor level and restoration works to entrance porch (Class C3). **Granted** on 11/03/2014.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

The Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance:

CPG – Design (March 2019)

CPG Altering and extending your home (March 2019)

CPG 6 – Amenity (July 2015 updated March 2018)

Belsize Conservation Area Statement (2003)

Assessment

Proposal: planning permission is sought to replace the existing timber framed window with French doors and the installation of metal railings, in association with the use of the first floor flat roof over the entrance porch as a terrace.

The proposed metal railings would have a design made up of tightly-spaced vertical bars, measuring 1.1m in height and would follow the irregular line of the existing parapet which includes a corner turret.

Assessment

The principal material planning considerations are the design of the railings, the impact on the character and appearance of the Conservation Area and the impact on neighbour amenity.

Design and impact on the character and appearance of the Conservation Area

Background

The Council's design policies are aimed at achieving a high standard of design in all developments and preserving the architectural quality of buildings. With particular reference to this proposal, the following points contained within Policy D1 and D2 are relevant:

- development should:

- ⇒ respect its site and setting;
- ⇒ preserve the architectural integrity of the building;
- ⇒ consider the character, context and the form and scale of neighbouring buildings;
- ⇒ improve the attractiveness of an area and not harm its amenity or appearance.

The Belsize Conservation Area Statement policy (BE19) expects that new development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings.

Local context

The host building is a semi-detached pair that retains its characteristic and original historic architecture to the principle elevation. Whilst there are examples of the windows being replaced with new doors to the front elevation at first floor level such as no's 40 and 46 Belsize Square, the alterations are historic. There is no record of the porch terrace at no 46 receiving planning permission and the terrace at no 40 was granted permission in 1966, which pre-dates the designation of this part of the conservation area in 1973.

The flat roof would be enclosed with railings and would be accessed by replacing the existing window with French Doors;. The Belsize Park Conservation Area Statement draws attention to inappropriate prominent roof terraces as having a negative impact that erodes the character and appearance of the Belsize Conservation Area. The document states (page 36 'New Development') that new developments involving roof terraces could have a negative visual impact due to the inappropriate railings that are prominent in the street scene and advises that railings around roof gardens/terraces should be constructed from materials appropriate to the building and should not be visually prominent. In this case the terrace would be highly prominent on the street scene.

Proposed scheme

The proposed terrace would measure cover approximately 3sqm and the proposed railings would follow the line of the parapet. The balustrade would appear unduly intrusive in the street scene and would fail to preserve or enhance the character of the Belsize Conservation Area. Furthermore, the replacement of the first floor window with French doors would contribute to the erosion of the architectural features of the host building and the generally consistent pattern of porches without terraces along this side of Belsize Square. The proposal fails to respect the local area in context and character, contrary to policy D2 of the Local Plan 2017.

The NPPF 2019 para. 200 states "*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably*". The introduction of the proposed railings in such a prominent location and the changes to the windows to accommodate doors would undermine the architectural integrity of the host building and would have an impact that would be detrimental to the character and appearance of the conservation area. The prominent location is such that the scale of the proposed terrace would not limit the perceived harm and notably the Belsize Conservation Area Statement states that minor alterations can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole.

The proposed railings would be an incongruous addition that would result in visual clutter in this prominent location at first floor level and would appear unacceptably dominant on this part of the building. It is noted that terraces are identified as negative features of the Belsize Conservation Area and is especially the case where prominent or poorly designed.

NPPF para. 196 is relevant, which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. This is echoed by Local Plan Policy D2, which states that the Council will not permit development that result in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. This would not be the case in this instance and there would be no public benefit.

Impact on amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes

privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

Views from the proposed terrace to neighbouring properties along Belsize Gardens would replicate existing views from the front elevation and would not have a detrimental impact with overlooking into these properties.

There would be no loss of daylight, sunlight or outlook to neighbours as a result of the proposal and the application is considered consistent with policy A1.

Recommendation: refuse planning permission for the conversion of the window to doors and the installation of the balustrade on grounds of harm to the character and appearance of the host building and the Belsize Conservation Area.